

# Former San Jose Medical Center Site Reuse

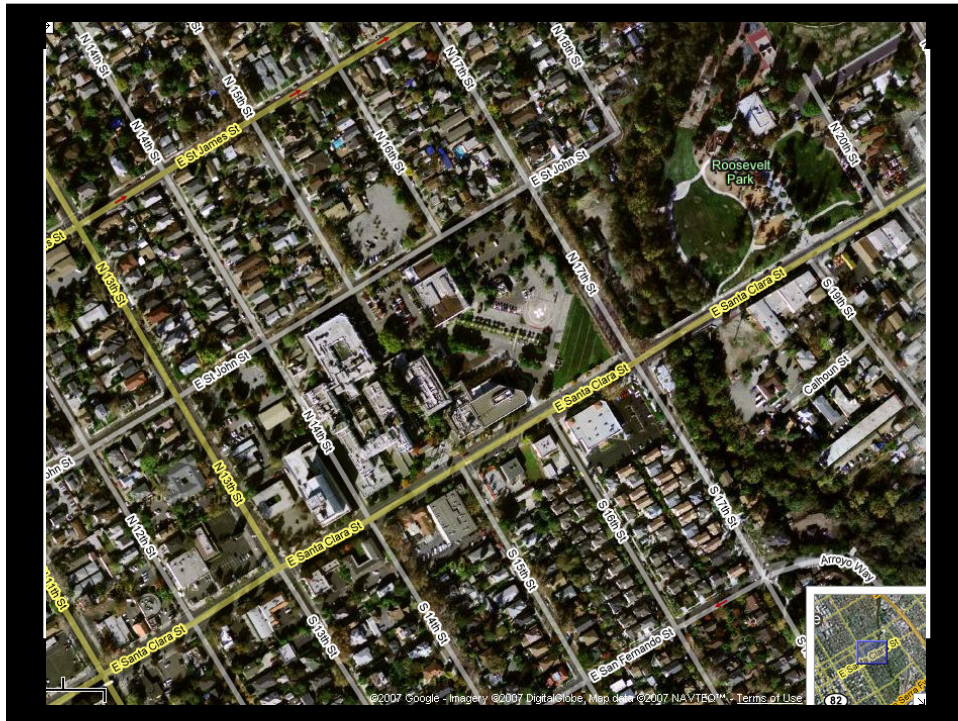
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17 October 2007  
Community Meeting

## Stakeholder Advisory Committee

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■ Julia Ostrowski	13th Street NAC
■ Paula Velsey	Five Wound Brookwood Terrace NAC
■ Patti Phillips	Horace Mann Neighborhood Association
■ Joe Pambianco	Julian St. James Neighborhood Association
■ Les Levitt	Naglee Park Campus Community Association
■ Nancy Hickey	University Neighborhoods Coalition
■ Ernie Wallerstein	San Jose Medical Group
■ Jim Murphy	SCV Health & Hospital System
■ Andrew Reid	SEIU United Healthcare Workers West
■ George Chavez	East Santa Clara Business Association
■ Dennis Hickey	San Jose Downtown Association
■ Jody Hansen	Silicon Valley Chamber of Commerce
■ Roz Dean	Coalition for a Downtown Hospital
■ Bob Brownstein	Working Partnerships USA
■ Gary Schoennauer	Hospital Corporation of America, Inc.



## Setting

- Former San Jose Medical Center site includes approximately 14-acres
  - 10-acre former Hospital site
  - 4 satellite properties
  - Located on East Santa Clara Street from 14<sup>th</sup> to 17<sup>th</sup> Street
  - Within the ESC Business District
  - South of Juillian-St. James/13<sup>th</sup> Street Neighborhood
  - North of Naglee Park/Univeristy Neighborhood.

## Existing Land Use

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- General Plan designation – Public/Quasi Public
  - Schools, corp yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers, auditoriums, museums, governmental offices, airports, churches, hospitals.
- Zoning – A(PD) Planned Development District
  - Current zoning is customized for former SJMC.

## Timeline

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Nov. 2004 - San Jose Medical Center closes  
Nov. 2004 – Dr. Zaretsky Health Care Study completed  
Mar. 2005 - City issues Request for Qualifications for interest in site  
Aug. 2005 - Council direction to initiate a community engagement process  
Dec. 2005 - Council accepts Stakeholders Advisory Committee (SAC) concept  
Apr. 2006 - Council appoints SAC membership and sets framework  
Jun. 2006 - SAC holds 1<sup>st</sup> meeting

## Criteria for Successful Recommendations

- ***Addresses local health care needs-*** As appropriate for site, consistent with health care demand analysis, etc.
- ***Supports the existing neighborhood and business district-*** Provides neighborhood sensitive and neighborhood-oriented uses, e.g. retail, trail connections, etc.
- ***Creates Value for Property Owner-*** Market-based land uses sufficient to justify development of site.

## Bottomley Design and Planning Land Use Topics

- Land Use/Neighborhood Compatibility
  - Density and Intensity of Development
  - Mixed Use
  - Streetscape and Storefronts
  - Forms/Types of housing
- Existing and Surrounding Land Uses
- General Plan and Zoning
- Parking, Traffic and Circulation
- Parks and open space
- Urban Design
- Retail

## Draft Land Use Recommendations

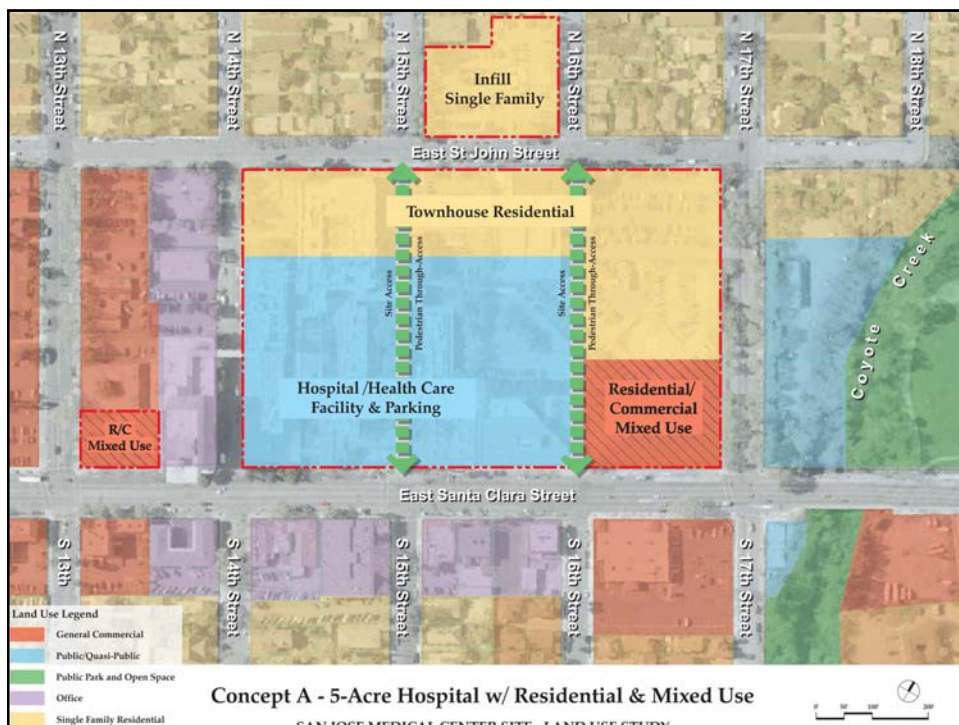
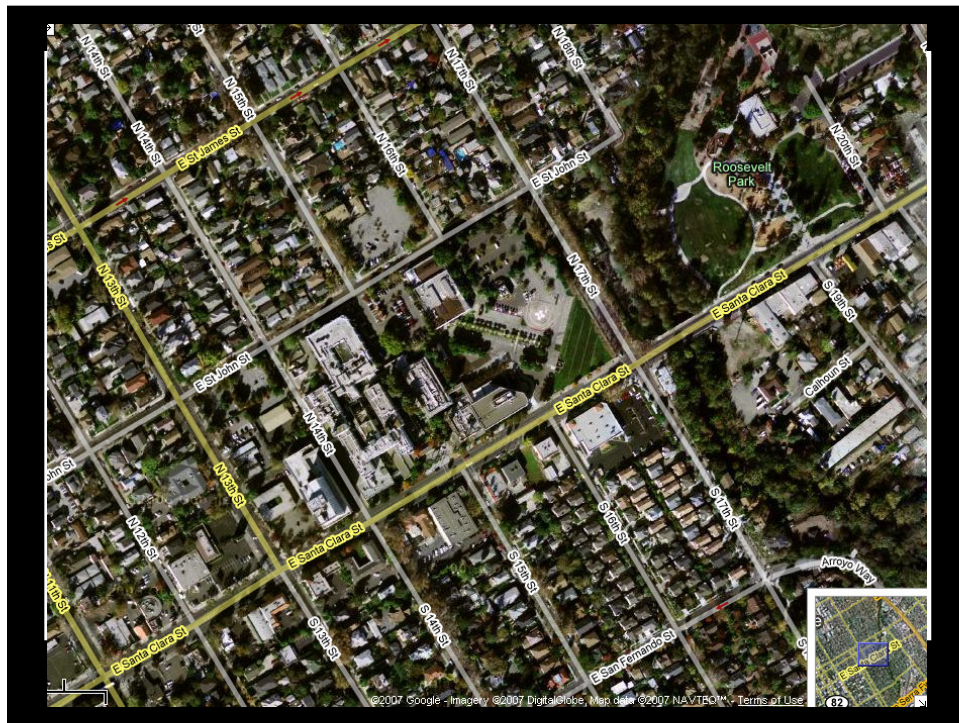
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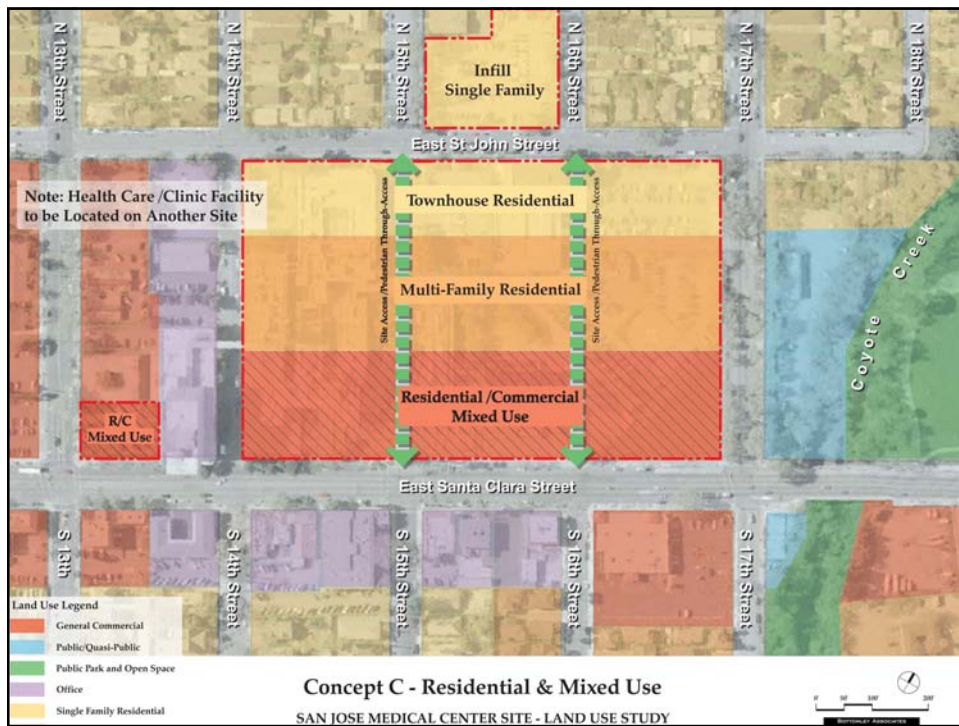
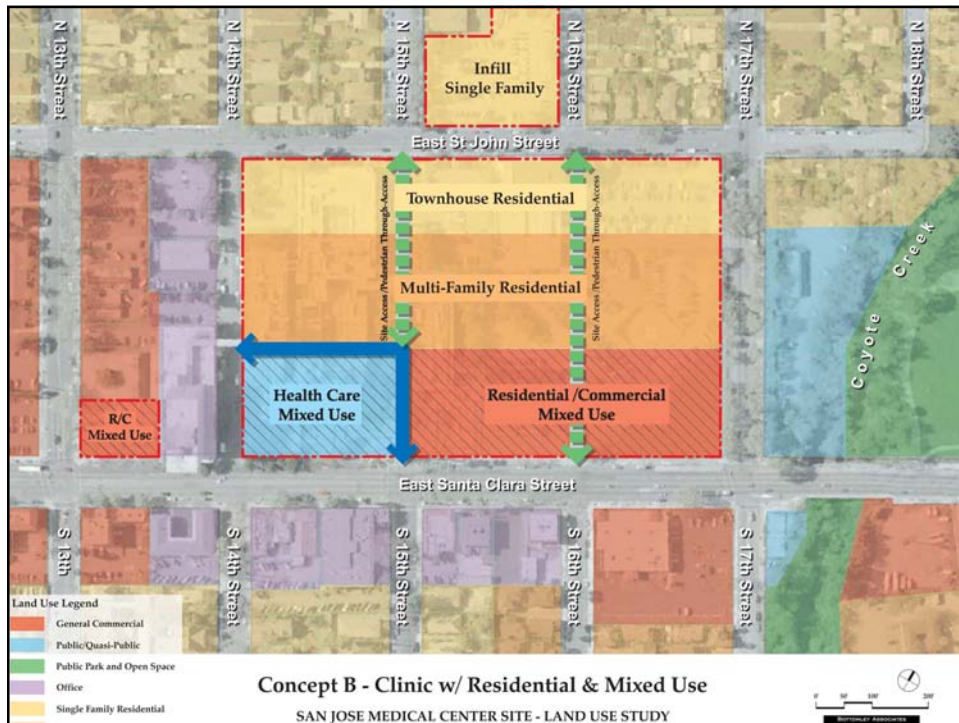
- **Residential and Retail (Mixed Use)**
  - Most urban (height) along Santa Clara Street
  - Stepping back into single family neighborhood
  - Include Affordable Housing
- **Parking and Circulation**
  - Walkable pedestrian friendly blocks
  - Adequate parking in well designed structures
- **Retail**
  - Appropriate amount of ground floor retail along Santa Clara Street
  - Residential above retail

## Draft Land Use Recommendations Continued

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- **Parks and Landscaping**
  - Connect to existing trails and creek and community centers
- **Fire Station #8 Location**
  - Should be located based on operational needs
- **Design and Other**
  - Include neighborhoods in the planning process for the site
  - Treat the property as a special opportunity





## Dr. Henry W. Zaretsky & Associates Health Care Topics

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- Impact of Closure on Health Care downtown
  - Other Hospitals
  - Emergency Room
- Hospital Bed Need Forecast
- Primary and Urgent Care Need Analysis
- Continuing Care Retirement Community -Greystone
- Reuse of Existing Hospital -Rudolf and Slutten
- Qualitative Interviews
- Health Care Provider Perspectives
  - Valley Medical Center - Healthworks
  - Regional Medical Center (HCA)
  - O'Conner Hospital
  - Gardner Family Health Network, Inc.
  - Strategic Healthcare Systems, Inc.
  - San Jose State University

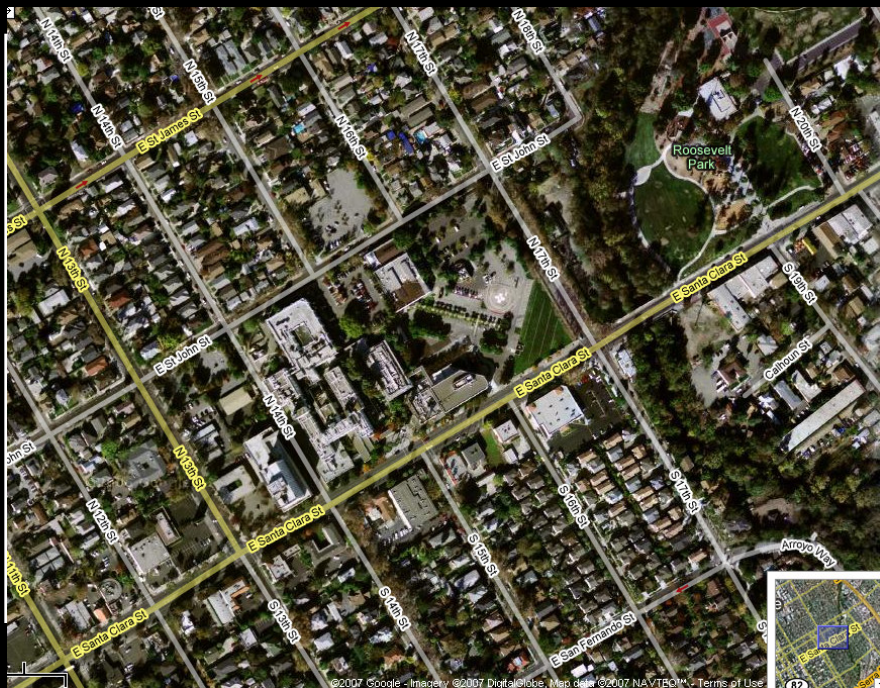
## Draft Health Care Recommendations

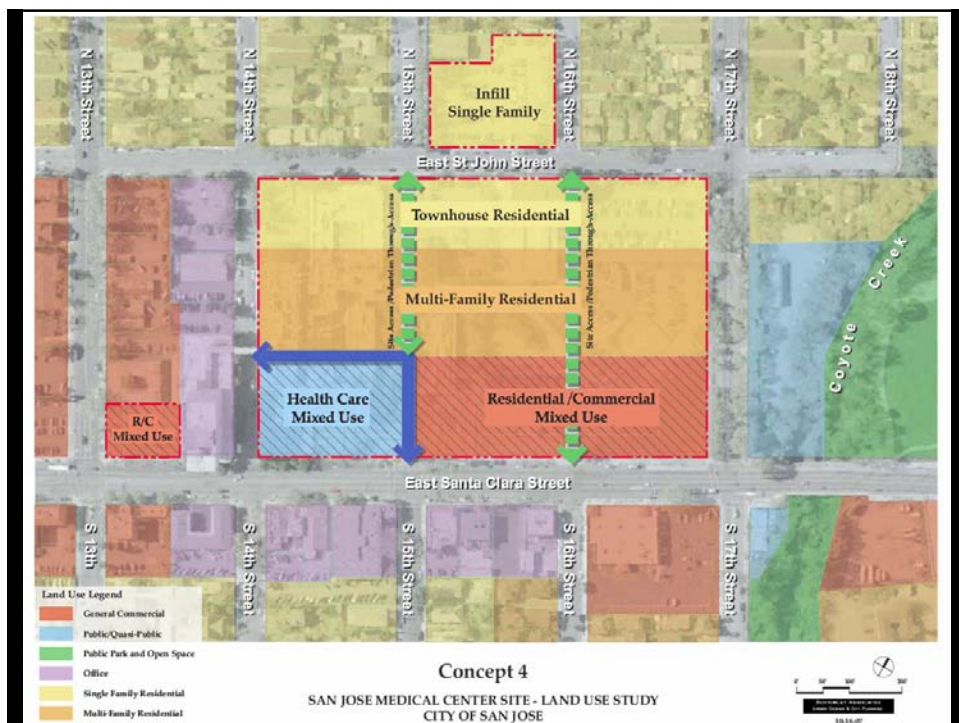
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- **Expand Affordable Primary Care Services**
- **Expand Affordable Urgent Care Services**
- **Establish Gardner Family Health Network facility**
- **Ensure clinic operator provide competitive benefits and a good employee-management environment**
- **Establish Joint City-County Taskforce to look at future hospital/health care and as part of General Plan**
- **Reuse existing Medical Office Building**
- **Replace/Upgrade Bridge over Coyote Creek**

## Opportunities for expanding access to Primary/Urgent Health Care

- A. Develop Community Clinic on portion of former SJMC site.
- B. Develop Community Clinic in collaboration with San Jose State University expansion of student health facilities.
- C. Develop Community Clinic in existing Medical Office Building on E. Santa Clara Street.





## Dr. Zaretsky Open Letter Recommendations

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1. Establish primary care clinic on or near site
2. Establish urgent care clinic on or near site
3. Commence planning process to designate an appropriate site
- Do not designate a portion of the current site for a future hospital

## Gardner Family Health Network, Inc.

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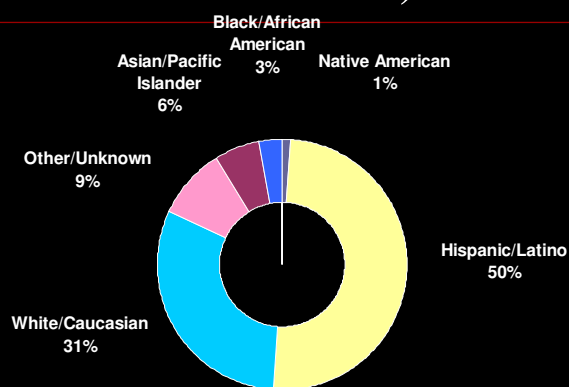
## Gardner Family Health Network Mission Statement

- Gardner is dedicated to improving the health and well-being of the communities we serve, especially the disenfranchised, poor and most vulnerable members. Our mission is to provide high quality comprehensive health care, including prevention and education, early intervention, treatment and advocacy services, which are affordable, respectful, linguistically, culturally and age appropriate.

## St. James Health Center (Services Provided)

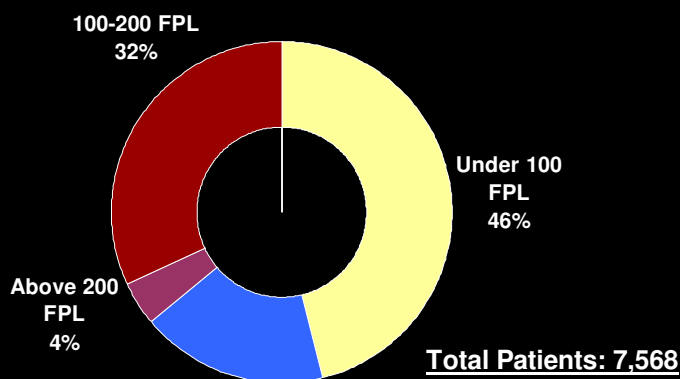
- Family practice, OB/GYN, pediatrics, dental, optometry, nutrition, podiatry, Comprehensive Perinatal Services Program (CPSP) and pharmacy.
- Accepts Medicare, Medi-Cal, Healthy Kids, Healthy Families, and Private Insurance. Sliding Fee Scale is available for uninsured patients. Medi-Cal Eligibility worker on site.

## Patients by Race/Ethnicity (St. James Health Center)



**Total Patients: 7,568**

Income as a % of Federal Poverty Level  
(A family of 4 below 200% of the Federal Poverty Level makes \$40,000 or less per year.)



## SJSU Health Center Current Services

- Primary outpatient care for 30,000 students
- Reproductive health
- Public health prevention (e.g., immunizations, incl. allergy)
- Selected specialties (e.g, sports medicine, psychiatry, podiatry, dermatology)
- Elective physical examinations (e.g., pre-employment, overseas travel, certifications)
- Health education (e.g., nutrition, sexual health, alcohol and substance abuse, eating disorders)
- Clinical laboratory services (e.g., complete blood count, urinalysis, screening cultures, pregnancy tests)
- Basic diagnostic X-ray services
- Pharmacy

## SJSU Potential Augmented Health Services\*

- Extended hours/urgent care
- 24/7 Advice nurse
- Dental services
- Optometry services
- Acupuncture services
- Massage therapy & stress reduction
- Expansion of specialty services
- Men's health
- Allergy testing

\*Any or all might involve a small fee-for-service

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## Time Line – Next Steps

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- Nov. 7, 2007 – SAC makes final recommendations
- Jan. 2008 – Planning Commission review of SAC recommendations
- Feb. 2008 – City Council review of Planning Commission and SAC recommendations
- Feb. 2008 – City Council provides direction to staff on healthcare matters and reuse of SJMC
- Spring 2008 – EIR on proposed SJMC demolition available for public review
- Spring 2008 – Planning Director makes decision on demo permit request based on EIR findings and Council direction.

## Next Steps on community clinic

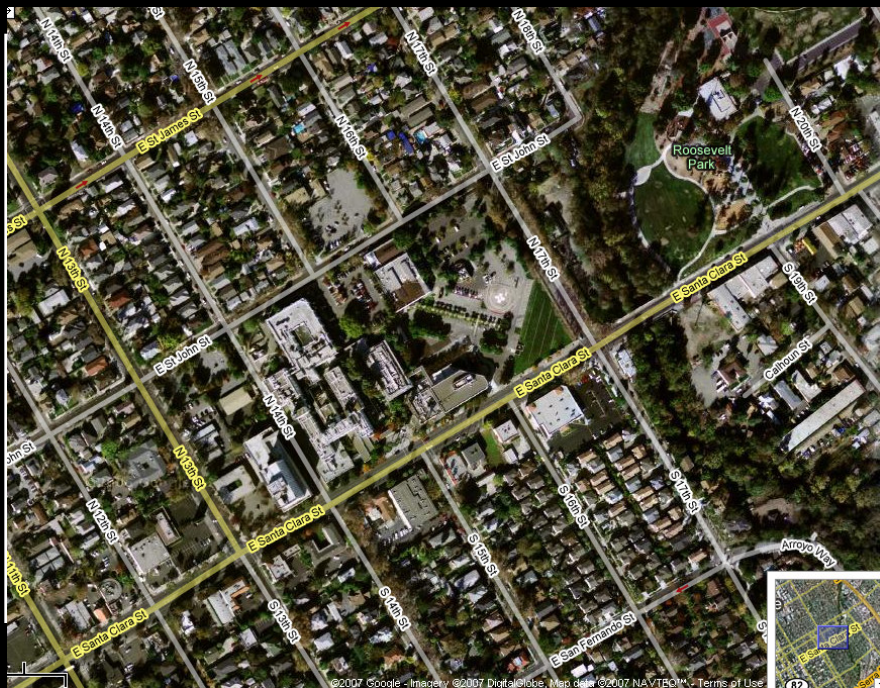
(if recommendations are approved by SAC and City Council)

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- Work with Gardner to develop expansion program
- Work with SJSU to develop expansion program
- Conduct due diligence on possible sites
- Understand reuse potential of Medical Office Building
- Pursue funding for urgent care/operations
- Begin negotiations with HCA over contribution to community clinic
- Make recommendation to City Council regarding implementation of community clinic expansion
- Make it happen

## Public Comment Question and Answer

- Stakeholder Advisory Committee Perspective (2 min)
- Public Comment and Question (2 min)



## PD Permit (Demolition Request)

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Project Description – (File No. PD07-008) Planned Development Permit to allow the demolition of 10 existing commercial medical buildings, totaling approximately 327,000 square feet, on the approximately 11 gross-acre former San Jose Medical Center site.

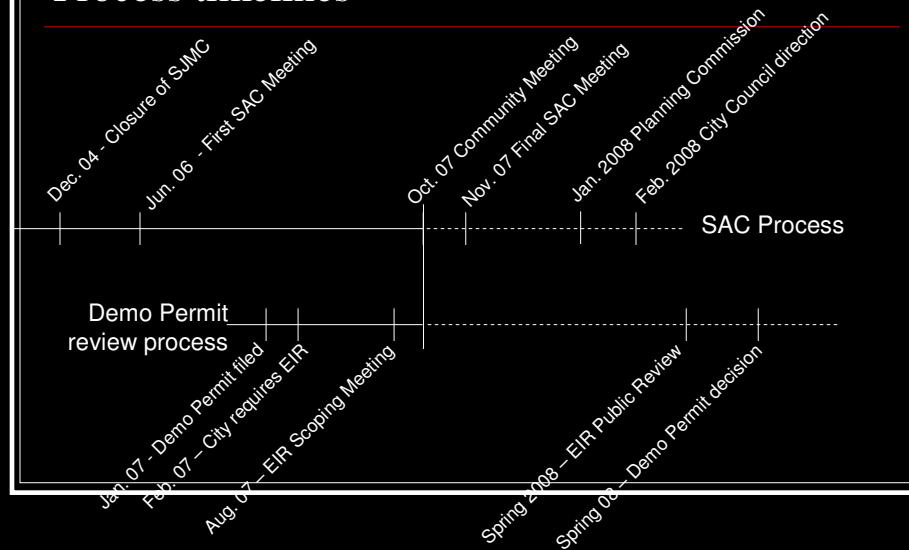
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### Status –

- Planning Director made a determination to prepare an Environmental Impact Report (EIR) to study potential environmental impacts resulting from the demolition of the existing medical buildings.
- Staff is working with an environmental consultant to prepare the EIR. It is anticipated that a public draft will be available in Spring 2008.

## Process timelines



## Further Comments or Questions

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